

FOR SALE

PROPERTY SUMMARY

- Located on the corner of Prince Regents Street in close proximity to Stockton Town Centre
- Total Accommodation – 1,802 sq. ft.

Investment Property

1-6 Regent Mews, Prince Regent Street, Middlesbrough, TS18 1DD



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The premises are situated on the east side of Prince Regent Street opposite Bayheath House and in close proximity to the Town Centre.

This is predominantly a mixed commercial location with a variety of occupiers situated close by including Bayheath House council offices, Regent West Mall, The Arc and Domino's.

Stockton on Tees is located approximately six miles to the west of Middlesbrough and conveniently situated to the A66 and A19, the main arterial route throughout Teesside.

Description

The premises form part of a two storey parade of 5 ground floor retail units with 1st floor office and storage facilities.

Externally the ground floor units have retail frontage and internally have front sales areas, office space, storage and WC facilities. The units are occupied by a variety of tenants.

Tenancy

Unit 2, lease term 12 months from 1st August 2013.
Unit 3, lease term 5 years from 1st December 2009.
Unit 4, lease term from 1st January 2013.
Unit 5, lease term 30 months from 1st July 2012.

Unit 1 – Vacant
Unit 2 – Head to Tail Dog Grooming - £3,120 PA
Unit 3 – Crush Hair - £2,600 PA
Unit 4 – Chain Stitch - £2,600 PA
Unit 5 – North Capital Interiors - £1,680 PA
Unit 6 - Vacant

Accommodation

Unit	m ²	ft ²
Unit 1	28	305
Unit 2	27	288
Unit 3	26	284
Unit 4	26	284
Unit 5	31	330
Unit 6	29	316
Total	167	1,807

Rates

We have been verbally advised by the local authority that the current rateable value for the units are:

Unit 1 - £2,125 PA
Unit 2 - £2,025 PA
Unit 3 - £2,075 PA
Unit 4 - £2,050 PA
Unit 5 - £1,600 PA
Unit 6 - £3,600 PA

The current UBR (Uniform Business Rate) is 49.0 pence in the pound for the 2016-2017 period. Enquiries regarding the exact amount payable should be directed to Stockton Council on 01642 397108

Terms

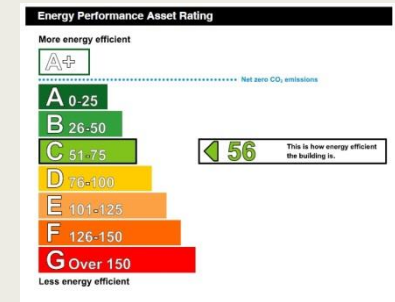
Freehold offers invited based on £185,000 for our clients freehold interest.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Energy Performance Certificate

This property has an energy assessment rating of C(56) A full copy of the EPC is available upon request.



Legal Costs

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

Further Information

Strictly through the Sole Agents Dodds Brown.



Richard Brown
01642 244130

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